

ARTICLE 17. To see what sum of money the Town will raise and appropriate, or otherwise provide, for architectural, engineering and/or other services for plans and specifications for a new High School building or for the reconstruction, remodeling, and/or addition to the existing High School, to accommodate the classroom and/or administrative needs of the School Department and/or other educational needs of the Town; and for the construction, reconstruction, remodeling, rehabilitation and/or modernization of the same; and for other services in connection therewith; to determine whether such sum shall be raised by taxation, through borrowing or otherwise; and to authorize the Selectmen to petition the Commonwealth of Massachusetts for a construction or other grant in connection thereto, if available, under the provisions of Chapter 70B of the General Laws as amended by Chapter 208 of the Acts of 2004 and regulations promulgated thereunder, or other authority; or take any other action relative thereto.

(School Building Committee)

This is an update, as of March 27, 2008, to the commentary on Article 17 that appears in the Advisory Committee Report to the 2008 Annual Town Meeting at page 74, and should be read in conjunction with this update.

This Article, brought by the School Building Committee (SBC), requests an appropriation of \$2,590,000 to the Permanent Building Committee (PBC) to continue progress on the Wellesley High School Project. At a meeting on February 28, 2008 the Massachusetts School Building Authority (MSBA) provided information to the Town that clarified the tasks to be funded by this appropriation. The amount of the requested appropriation is based upon a detailed budget developed by the PBC for the professional fees and expenses to proceed to a funding agreement with the MSBA, to bring a proposal to a Special Town Meeting this fall, and to have a Town vote to approve a debt exclusion by the end of the year.

During the meeting on February 28, 2008 the MSBA indicated that the level of design documentation required to be submitted as part of the Feasibility Study for a preferred option was to be at the Schematic Design level. The 'Schematic Design' level represents a considerable amount of architectural and engineering effort and cost – typically in the range of 15% of the total project design fees. In addition to meeting the MSBA's requirements, this appropriation provides for testing and studies to refine the cost estimates and identify any potential site or permitting problems.

A summary of the budget developed by PBC is presented below. This budget includes all anticipated costs for the WHS Project from this Town Meeting through to a town-wide vote in December 2008.

Architectural and Engineering Services and Expenses:

Advance concept design for two options	\$ 333,000
Schematic design for one preferred option	1,191,500
Complete feasibility study documentation	60,000
Specialized consultants, testing and studies	209,000
Services and expenses beyond basic schematic design *	181,500
Project Manager and Construction Manager Services and Expenses:	
Project manager - schematic design	220,100
Project manager -specialized consultants & destructive testing	120,000
Construction Manager – pre-construction services	60,000
Permanent Building Committee Expenses	65,800
Contingency - 10%	244,100
Unexpended funds available from 2007 ATM (Article 25)	<u>(95,000)</u>
Total Requested Appropriation Budget	<u>\$2,590,000</u>

* Display models, parking & traffic work, wetlands studies and other services after funding agreement with MSBA through to town-wide vote.

The architectural and engineering services will be provided by Symmes, Maini & McKee Associates, and the project manager services will be provided by Ryegate Inc., both firms have worked on the WHS Project for several years. Also a construction manager would be selected if the PBC elects to use 'construction management at risk' which is an alternative delivery method for public construction. It is governed by Chapter 149A of the General Laws and seeks to establish a guaranteed maximum price for the project.

At the February 28, 2008 meeting the MSBA indicated that they may reimburse a portion of the costs associated with the Feasibility Study and the additional work included in this budget. The amount of any MSBA reimbursement will not be determined until the Town and the MSBA enter into a Feasibility Study Agreement, which is anticipated to occur after the conclusion of Annual Town Meeting. The MSBA has requested a copy of this budget, which the Town submitted on March 20, 2008 and the Town asked for the MSBA's review and concurrence on the budget, if possible by the start of Town Meeting. The wording of the motion submitted for this appropriation has been reviewed and approved by the MSBA.

Advisory Observations

Advisory commends the SBC for its extensive efforts to communicate broadly the process being followed and the options under consideration and to gather input from the many constituencies with a stake in the decision on the design of the High School project.

Advisory considered whether a 10 % contingency (\$244,100) is perhaps too large for a budget based upon actual proposals in hand for professional services. While the specific tasks required to receive MSBA approval are more clearly defined, there are still unknowns as to what, if any, additional information or submissions MSBA may request. Also the site or the existing building may present problems that require additional testing beyond what has been budgeted – such as hazardous materials testing.

The PBC is charged with contracting for these types of professional services, and has the experience and resources to evaluate these proposals. The PBC has reviewed in detail several iterations of this budget with the architects and the project manager. Both the PBC and the SBC have approved this budget. Advisory believes the overall scope of the work in the proposed budget appears in line with the next steps necessary to advance the WHS Project. The budget seems reasonable based upon the customary percentage cost of the schematic design component of a project, the level of effort and professional services needed to complete schematic design, and the proposed costs for those professional services.

Advisory notes that \$333,000 of the proposed budget is to advance the concept design for the two final options– the renovation / addition option and the all-new construction option. This continued development of the options will be done after Town Meeting through to late May at which time the SBC, in conjunction with the School Committee and the PBC, will select the one preferred option. The balance of the requested funding will then be spent on that preferred option, selected after Town Meeting, to develop that choice to the point necessary to obtain a funding agreement with the MSBA and bring a debt exclusion proposal to Town Meeting. The majority of the Committee believes that this process is appropriate and consistent with standard practice for building projects and provides the SBC necessary flexibility to arrive at a single solution that is supported both by the Town and the MSBA.

Passage requires a 2/3 vote.

Advisory recommends favorable action, 10 to 1.